

37 Heagney Crescent, Chisholm, ACT 2905

Sold House

Friday, 25 August 2023



37 Heagney Crescent, Chisholm, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 900 m2

Type: House



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Welcome to 37 Heagney Crescent, Chisholm - a surprisingly substantial home with a floorplan that's conducive to easy family living. On a sizeable 900sqm (approx.) block, the home offers a single level layout, a garage and carport, and large covered entertaining deck which links seamlessly to the established garden. With its spacious, well-configured floorplan, the home is delightful to enjoy as is whilst holding future scope to update and enhance, capitalising in an up-and-coming area. Located within walking distance to Simpsons Hill and only a short drive to Chisholm Village Shopping Centre.

FEATURES- Single level family home on a large, flat block- Master bedroom with walk-in robe and ensuite- Three additional bedrooms, all with built-in robes- Spacious, open plan living and dining area- Updated family-sized kitchen with ample cupboard and bench space, and quality appliances- Separate laundry- Main bathroom with separate toilet- Huge covered entertaining deck- Large double garage with automatic door (one side only)- Single carport- Ceiling fans in all bedrooms, lounge, and dining- Ducted gas heating- Continuous Gas hot water- LED dimmable lighting throughout- Large backyard with established gardens- Three garden sheds- Freshly painted throughout- Proximity to Caroline Chisholm Junior and Senior schools, Chisholm Village Shopping Centre, and Fadden Pines- Walking distance to Simpsons Hill walking trails

WHAT THE SELLERS LOVE ABOUT THE HOME

1. The open plan living areas are so enjoyable without the feeling of being boxed in
2. The spacious kitchen allows you the freedom to cook up a storm
3. The deck for family get togethers and entertaining

STATISTICS (all figures are approximate)

EER: 2.5
Home Size: 149m²
Garage: 42m²
Carport: 19m²
Construction: 1985
Land Value: \$479,000 (2022)
Rates: \$609 per quarter
Land Tax: \$1,334 per quarter (only applicable if not primary residence)
Rental Range: \$700 - \$720 per week